

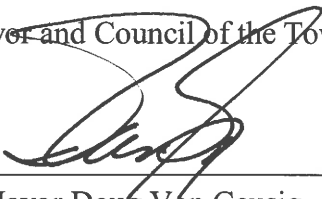
RESOLUTION NO. 1599

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "ZONING CODE CHAPTER 9 - LANDSCAPE DESIGN STANDARDS".

BE IT RESOLVED by the Mayor and the Town Council of the Town of Clarkdale:

THAT the certain document entitled the "Zoning Code Chapter 9 – Landscape Design Standards", attached hereto as "Exhibit A", one paper copy and one electronic copy which are on file in the Office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED by the Mayor and Council of the Town of Clarkdale, Arizona this 9th day of April 2019.



Mayor Doug Von Gausig

ATTEST



Mary Ellen Dunn Town Clerk

Exhibit A

LANDSCAPE DESIGN STANDARDS

Replacing Zoning Code Chapter 9 – Landscape Design Standards

Adopted: April 9, 2019

Effective Date: May 10, 2019

CHAPTER 9

LANDSCAPE DESIGN STANDARDS

Articles:

9-010	Intent
9-020	Applicability
9-030	Basic Requirements
9-040	Sustainable Design
9-050	Buffering
9-060	Irrigation and Maintenance
9-070	Minimum Plant Size
9-080	Restricted Planting Areas
9-090	Parking Areas
9-100	Minimum Landscaping as a Percentage of Lot Area
9-110	Compliance Regulations
9-120	Director Discretion
9-130	Plant List

Section 9-010 Intent

The Town of Clarkdale encourages an integrated approach to landscape design. The following standards provide direction towards the production of a viable, attractive landscape design developed in consideration of the existing environment and climatic challenges of our unique area.

Principles of Landscape Design Standards:

- Preserve and enhance the natural beauty and environment
 - Mitigate the impacts of parking and other vehicular areas
 - Ensure safety
 - Minimize the effects of temperature extremes, noise, pollution, wind and glare
 - Promote water and energy conservation
 - Provide a buffer between land uses
 - Soften and complement new and existing structures
 - Enhance quality of life
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Landscaping may include a mix of vegetation (trees, shrubs and decorative accent plants) and surface treatments such as permeable surfaces, boulders and hardscape.

Section 9-020 Applicability

Landscaping is required for all new buildings and uses of land, redevelopment of buildings and land, except for single-family residences or accessory structures for residential use.

This ordinance may be applied, in whole or part, to Planned Area Development projects.

Per Section 11.20.A.1 of the Zoning Code, a landscape plan shall be provided for all projects subject to design review requirements.

Alterations to existing multi-family, commercial and industrial sites and buildings will require a review regarding compliance with this code. If there are deficiencies, staff will work with the applicant to bring properties into compliance.

Section 9-030 Basic Requirements

1. Surface areas of a project not used for buildings, drives, parking or permitted outside uses shall be landscaped, retained in its natural state or re-vegetated.
2. Any portions of a site disturbed by site preparation and/or construction, especially cut or fill slopes, shall be landscaped or re-vegetated.
3. Landscape areas may include organic and inorganic materials as approved by the Design Review Board and/or Community Development Director.
4. All healthy, mature native or adaptive trees on site not within the area to be disturbed for construction shall be preserved.
5. Preservation and re-use of viable native vegetation existing on the site is strongly encouraged. Credit towards the minimum landscape percentage in Section 9-100 is given for preserved landscaping.
6. Trees and shrubs to be preserved on site shall be protected during construction.
7. New plantings shall be selected from the approved plant list. Up to fifteen percent (calculated from total number of plants) of plantings may be from outside the list if they meet the following criteria:
 - a. Low to moderate water use
 - b. Hardy in zone 8b¹
 - c. Not defined as an invasive plant by Arizona Game and Fish Department

¹ Per the Arizona USDA Hardiness Zone Map

8. All plantings, including selections from the approved plant list, shall be determined to be appropriate for the location of the project under review.
9. No one species of plant shall provide more than fifty (50) percent of the quantity of additional plants required.
10. Landscaping of public rights of way is required. Right-of-way landscaping shall apply to the minimum landscaping percentage required in Section 9-100 and shall be subject to the maintenance requirements of Section 9-060. An encroachment or work in the right-of-way permit from the appropriate public entity is required.
11. Landscape design shall respect and reflect the existing palette of local flora and fauna.
12. Landscape shall be suitable to the terrain.
13. All landscaping, irrigation and other site work shall be installed as shown on the approved landscape and irrigation plans.
14. Landscaping shall be installed prior to issuance of a Certificate of Occupancy or receiving a final inspection from the Town of Clarkdale or the owner shall provide the Town with financial assurances, or other legal instrument acceptable to the Community Development Director, in sufficient amount, as evidenced by a written estimate from a licensed landscape architect or contractor to complete one-hundred (100%) percent of the landscaping with a date certain by when the landscaping will be completed.

Refer to Section 3-130 of the Zoning Code for landscape requirements for properties within the 89A Corridor Commercial Overlay District.

Section 9-040 Sustainable Design

Sustainable design concepts such as the following are desirable and should be incorporated into the landscape plan as much as possible:

- Good soil preparation
 - Use of mulch
 - Use of sunken tree basins
 - Use of low water-use drought tolerant plants
 - Use of efficient irrigation design
 - Incorporation of passive water harvesting concepts
 - Planting of symbiotic groupings of native species
 - Incorporation of shade over public areas such as sidewalks, bikeways and parking lots
 - Use of shade to mitigate the impact of sun and wind on structures and public
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areas.

In addition, projects are urged to consider implementing active water harvesting and storage as an offset to groundwater pumping. General design information and site specific design guidelines are available from the Community Development Department at the Town.

Section 9-050 Buffering

1. Buffering is required between non-residential uses adjacent to existing or projected residential uses, and between multi-family or alternative living facilities and existing or projected single family uses.
2. The buffering may consist of landscape screening, solid walls, or any combination thereof to physically and visually separate uses and mitigate impacts of noise, light or other nuisances.

Section 9-060 Irrigation and Maintenance

1. An irrigation system plan shall be submitted as part of a building permit. The plan shall incorporate WaterSense (an EPA program) best management practices, such as including a weather based irrigation controller with rain sensors and automatic shut-off valves during rain events. The plan shall also include an estimated shut-off date after the landscaping has been established to be inscribed in the irrigation system control panel.
2. The developer and subsequent owners shall be responsible for maintaining the landscaping as shown on the approved plan. Maintenance shall include regular irrigation, weeding, fertilizing and pruning. This includes landscaping in a public right-of-way.
3. Dead plants shall be replaced within one hundred eighty (180) days of discovery or by the next planting season during the two year period after issuance of a Certificate of Occupancy or Final Approval of a project,
4. Areas left in their natural state must be monitored on a regular basis and any trash and debris removed immediately.

Section 9-070 Minimum Plant Size

1. Trees shall be a minimum of a 15 gallon size and/or three feet minimum in height and roots shall be in healthy condition. Deciduous trees used to fulfill screening requirements shall be a minimum of six feet in height. Evergreen trees used to fulfill screening requirements shall be a minimum of four feet in height.
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Section 9-080 Restricted Planting Areas**1. Site Distance Triangles**

- a. At the intersection of two (2) streets, or at the intersection of a street and an alley, a triangle measuring thirty (30) feet in length along the curb lines or edge of roadway or alley from the point of intersections shall be left unobstructed.
- b. At the intersection of a street and a driveway a triangle measuring twenty (20) feet along the curb line or roadway edge and the edge of the driveway from the point of intersection, and connecting diagonally, shall be left unobstructed.
- c. Specific visibility triangle requirements for the intersections shall be determined through application of the Manual on Uniform Traffic Control Devices Standards or by the Town Engineer.
- d. Landscape materials shall not exceed a height of thirty-six (36) inches above the grade of the roadway or driveway within the site distance triangle.
- e. Trees in the site distance triangle shall have a minimum eight (8) feet of clearance between the lowest limbs of the tree and the roadway.

Section 9-090 Parking Areas

1. Parking lot landscaping shall be included as part of the overall Landscape Design.
2. An area or combination of areas equal to ten (10%) percent of the total parking lot area shall be landscaped.
3. All islands in parking areas shall include vegetation. Trees in islands shall have a minimum eight (8) feet of clearance from the ground to the canopy.
4. A landscape buffer is required around the perimeter of any parking area adjacent to the street or a residentially zoned property.

Section 9-100 Minimum Landscaping as a Percentage of Lot Area for New Construction**1. Multi-family projects**

- a. Thirty (30) percent of the total lot size shall be landscaped.
- b. A minimum fifteen (15) foot wide strip of land area adjacent to the street right-of-way shall be landscaped.

2. Commercial projects

- a. Thirty (30) percent of total lot size shall be landscaped.
- b. A minimum fifteen (15) foot wide strip of land area adjacent to the street right-of-way shall be landscaped.
- c. Properties within the 89A Corridor Commercial Overlay District are subject to the landscape requirements listed in Section 3-130.

3. Industrial projects

- a. Fifteen (15) percent of total lot size or a minimum fifteen (15) foot wide strip of land adjacent to the street right-of-way shall be landscaped as determined during application review with staff and during review by the Design Review Board.

Section 9-110 Compliance regulations

1. The Town reserves the right to conduct compliance inspections.
2. All landscaping, irrigation and other site work shall be installed as shown on the approved landscape and irrigation plans.
3. Replacement of dead materials is required within one hundred eighty (180) days of discovery or by the next planting season.
4. Regular maintenance of all landscape areas is required. Failure to properly maintain the property is subject to the penalties outlined in Section 13-030 of the Zoning Code.

Section 9-120 Director Discretion

The Community Development Director may recommend a waiver or modification to the Landscape Design Code that supports sustainable development prior to the application moving forward to the Design Review Board. The Design Review Board may accept, reject or modify the Director's recommendation.

Modifications to an approved landscape design plan determined to be minor may be allowed by the Community Development Director.

The Community Development Director has the discretion to waive the application of this ordinance upon a finding that application of the requirements would reduce the fair market value of the property.

Section 9-130 Approved Plant List

Native Shrubs & Bushes

Common Name (Botanical name)	Size	Water demand	Notes
Barberry (Algerita) (Berberis haematocarpa)	3-10'	Low	
Catclaw Acacia (Senegalia gregii)	4-10'	Very low	Common shrub or small tree
Beargrass (Nolina microcarpa)	4-6'	Very low	Agave family, high stalks, high slopes
Cliffrose (Purshia subintegra)	3-6'	Very low	Dry, rocky steep slopes
Creosote Bush (Larrea tridentata)	4-8'	Very low	Roots emit repellents
Feather Dalea (Dalea Formosa)	1-2'	Very low	Dry, rocky slopes
Graythorn (Ziziphus obtusifolia)	6-10'	Very low	Riparian edge, grasslands, bird habitat
Manzanita (Pointleaf) (Arctostaphylos pungens)	4-6'	Very low	Dry hillsides above 4,000'
Mesquite (Velvet) (Prosopis velutina)	10-25'	Low	Washes, riparian edges below 4,000'
Mountain Mahogany (Cercocarpus montanus)	15'	Very low	High slopes
Mormon Tea (Ephedra viridis)	2-6'	Very low	Dry soil
Ocotillo (Fouquieria splendens)	8-15'	Very low	Steep hillsides, needs drainage
Shrub Live Oak (Scrub) (Quercus turbinella)	6-10'	Very low	High slopes, dry washes
Four-wing Salt Bush (Atriplex canescens)	4-6'	Very low	Common wildlife habitat
Broom Snakeweed (Gutierrezia sarothrae)	2-4'	Very low	Common. Over-grazed areas
Sugar Sumac (Rhus avata)	2-15'	Very low	Part shade, dry slopes
Winter Fat (Krascheninnikovia)	2-3'	Very low	Open rangeland

Adaptive Shrubs & Bushes

Common Name (Botanical name)	Size	Water demand	Notes
Angel's Hair (Artemesia schmidtiana)	2"	Very low	Fine silver leaves
Arizona Rosewood (Vauquelinia californica)	8'	Low when est.	Evergreen
Australian Laurel (Pittosporum tobira)	6-15'	Low	
Autumn Sage (Salvia gregii)	2x2'	Low-mod	Water demand is dependent on sun exposure
Bird of Paradise Bush (Erythrostemon gilliesii)	4-6'	Low	Tree variant, 12' - aka Caesalpinia gilliesii
Butterfly (Fountain) Bush (Buddleja alternifolia)	8-12'	Low	Long flower clusters
Cotoneaster, Spreading (Cotoneaster)	5-6'	Low	Hardy deciduous – aka Cotoneaster divaricatus
Damianita (Chrysactinia Mexicana)	2x2'	Very low	Evergreen, yellow flowers spring & fall
Dusty Miller (Artemesia stelleriana)	2-3'	Low	Evergreen shrub
Flame Honeysuckle (Anisicanthus quadrifidus)	3-4'	Low	Deciduous, orange/red flowers late summer/fall
Heavenly Bamboo (Nandina domestica)	6-8'	Low	Some water, shade
Juniper (Chinese) (Juniperus chinensis)	2-15'	Very low	Evergreen
Juniper (Savin) (Juniperus sabina)	2-4'	Very low	Evergreen
Photinia (Chinese) (Photinia serrulata)	6-12'	Low	Water to establish
Pyracantha (Firethorn) (Pyracantha coccinea)	6-12'	Low	Trains to fence
Rosemary (Rosemarinus officinalis)	2-6'	Very low	Needs drainage
Santolina (Santolina virens)	1-2"	Very low	Evergreen, good ground cover
Texas Sage (Leucophyllum frutescens)	3-8'	Very low	Semi-evergreen, many variations
Turpentine Bush (Ericameria Laricifolia)	2-3'	Very Low	Evergreen, yellow flowers in fall
Viburnum, (various) (Viburnum lantana)	4-12'	Low-mod	Deciduous, partial sun
Xylosma (Xylosma congestum)	8-10'	Low	Heat tolerant

Native Trees

Common Name (Botanical name)	Size	Water demand	Notes
Arizona Ash (Velvet) (Fraxinus velutina)	30-40'	Mod	Riparian, aggressive root
Arizona Cypress (Cupressus arizonica)	30-40'	Very low	Evergreen, dry soils
Netleaf Hackberry (Celtis reticulara)	20-30'	Low	Riparian edge
Juniper (One-seed) (Juniperus monosperma)	15-35'	Very low	Evergreen, dry mesas, hillsides
Juniper (Utah) (Juniperus osteosperma)	15-30'	Very low	Evergreen, One main trunk, dry areas
Mesquite (Velvet) (Prosopis velutina)	10-25'	Low	Washes, riparian edges below 4,000'
Oak (Emory or Live) (Quercus emoryi)	20-50'	Low	Evergreen, lower slopes
Oak (Gambel) (Cuercus gambii)	20-50'	Low	Deciduous, typically above 5,000'
Oak (Sonoran) (Quercus turbinella)	6-10'	Very low	Deciduous, high slopes, dry washes. Aka Shrub Live Oak, others
Willow (Desert) (Chilopsis linearis)	10-25'	Low-mod	Riparian edge, washes
Willow (Goodding) (Salix Gooddingii)	30-50'	Mod	Deciduous, riparian, invasive roots
Willow (Globe) (Salix matsudana)	20-30'	Mod	Deciduous

Adaptive Trees

Common Name (Botanical name)	Size	Water demand	Notes
Cedar (Deodar) (Cedrus deodara)	60-80'	Very low	Evergreen, check varieties
Chaste Tree (Vitex agnus-castus)	3-16'	Low-mod	Purple flower
Chinaberry (Melia azedarach)	30-50'	Low	Grows in poor soil
Crabapple (Flowering) (Malus)	6-30'	Low-mod	Check available local varieties
Honeylocust (Thornless) (Gleditsia Triacanthos)	35-70'	Low	Deciduous, good street trees
Little Leaf Ash (Fraxinus gregii)	8-10'	Mod	Semi-evergreen, slow, prune to tree
Locust (Idaho) (Robinia Idahoensis)	30-40'	Very low	Deciduous, Aggressive roots
Oak (Southern Live) (Quercus virginiana)	40'	Low	Deep rooted
Pine (Aleppo) (Pinus halipensis)	30-60'	Low	Evergreen, hardy to heat, aridity, wind
Pine (Pinion Nut) (Pinus edulis)	10-35'	Very low	Evergreen, hardy in desert mountains
Pine (Afghan) (Pinus elderica)	30-50'	Low	Evergreen, now " Pinus brutia " – fast growing
Plum (Flowering) (Prunus varieties)	20-30'	Mod	Deciduous, requires maintenance
Raywood Ash (Fraxinus angustifolia)	60-100'	Mod	Fast growing

Cacti and Succulents

Common Name (Botanical name)	Size	Water demand	Notes
Century Plant (Agave parryi)	3'	Very low	Tall flower stalk
Cholla (Plateau) (Cylindroptuntia whipplei)	2-4'	Very low	Long. branching sections
Claret Cup (Echinocereus triglochidiatus)	1-2'	Very low	Dense mounds of stems
Fendler Hedgehog (Echinocereus fendleri)	6"-1'	Very low	Small clumps, rocky
Prickly Pear (Desert) (Optuntia phaeacantha)	2-5'	Very low	Dry hillsides
Tonto Basin Agave (Agave delamateri)	2-3'	Very low	Extremely rare plant. Flower spikes may reach 20 feet.
Yucca (Banana) (Yucca baccata)	2-3'	Very low	Dense flower clusters
Yucca (Soaptree) (Yucca elata)	2-15'	Very low	Tall single trunk

Recommended Decorative Plants

Common Name (Botanical name)	Water demand	Notes
Desert Marigold – <i>Baileya multiradiata</i> https://plants.usda.gov/core/profile?symbol=BAILE	Low	Biennial
Tufted Evening Primrose – <i>Oenothera caespitosa</i> https://en.wikipedia.org/wiki/Oenothera_caespitosa	Low	Perennial – Maximum height of 4 inches
Penstemon – variety of species https://en.wikipedia.org/wiki/Penstemon	Low	Perennial – may reach six feet in height Shades range from light pink to vivid red
Angelita Daisy – <i>Hymenoxys acaulis</i> https://en.wikipedia.org/wiki/Tetranneuris_acaulis	Low	
Blue flax – <i>linum lewisii</i> https://en.wikipedia.org/wiki/Linum_lewisii	Low	
Desert Globe Mallow – <i>Sphaeralcea ambigua</i> https://en.wikipedia.org/wiki/Sphaeralcea_ambigua	Low	
Blue Gamma Grass – <i>Bouteloua gracilis</i> https://en.wikipedia.org/wiki/Bouteloua_gracilis	Low	Limited maintenance
Desert Lavender – <i>Hyptis emoryi</i> https://en.wikipedia.org/wiki/Hyptis_emoryi	Low	Favored by honeybees